

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Carolyn A. Dye (SBN 97527) 15030 Ventura Blvd. Suite 527 Sherman Oaks, CA 91403 818/287-7003 - Telephone 323/ 987-5763 - Facsimile Email: trustee@cadye.com Chapter 7 Trustee <input type="checkbox"/> Individual appearing without attorney <input type="checkbox"/> Attorney for:	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: THOMPSON FALLS, LLC Debtor(s).	CASE NO.: 2:23-BK-11092-DS CHAPTER: 7 <input type="button" value="v"/> NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 08/24/2023	Time: 11:30 am
Location:	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 08/14/2023

Description of property to be sold:

Real Property located at 5021 Topeka Drive, Tarzana CA 91356

Terms and conditions of sale:

As is where is, subject to overbids as in attached. All cash

Proposed sale price: \$ 4,170,000.00

Overbid procedure (if any):

See attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: 08/24/23

Time: 11:30 a.m.

Courtroom: 1639

Location: 255 E. Temple Temple Street
Los Angeles, Ca 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Carolyn A. Dye, Chapter 7 Trustee
15030 Ventura Blvd., Suite 527
Sherman Oaks, CA 91403
818/287-7003 - Telephone
323/ 987-5763 - Facsimile
Email: trustee@cadye.com

Date: 07/31/2023

Overbid Procedures

a. Minimum Overbids. The initial minimum overbid for the Property shall be \$10,000 above the present offer and any subsequent overbids shall be at least \$5,000 over the preceding offer. The successful overbidder, if there is one, will take the Property subject to all the same terms and conditions as the buyer named in the Motion, subject only to the adjusted price.

b. Minimum Deposits. A minimum deposit of One Hundred Thirty-Five Thousand Five Hundred Dollars (\$135,000), which is inclusive of the initial deposit of One Hundred Twenty-Five Thousand One Hundred Dollars (\$125,000) and the initial overbid of Ten Thousand Dollars (\$10,000). The overbid payment shall be by cashier's check payable to "Carolyn A. Dye ATF Thompson Falls LLC" and must accompany any overbid offer for the Property with evidence of the ability to close the transaction at the final sales price. In the event the approved Buyer does not close the transaction, the deposit will be non-refundable if the overbid is accepted and the sale does not close within fourteen (14) days of the date on which the Order approving the sale of the Property is entered by the Court.

c. Overbidders are requested to submit to the Trustee, not later than forty-eight (48) hours before the hearing date, a cashier's check for the required deposit and evidence of the ability to close. The Trustee will promptly advise any proposed overbidder of any disapproval of qualifications, giving the overbidder an opportunity to correct the deficiency. The Trustee holds sole discretion in accepting and rejecting all overbids. In any event, the Trustee may permit a proponent of an overbid to submit, not later than one hour prior to the date and time of the hearing on the sale, a cashier's check for One Hundred Thirty-Five Thousand Five Hundred Dollars (\$135,000) and evidence of the financial ability to close escrow within fourteen (14) days of submission of overbid. This evidence must at a minimum include a demonstration of firm financing commitment from a recognized lender and/or sufficient liquid funds on deposit, all to the satisfaction of the Trustee.

d. All overbids for the Property must provide for payment of the entire purchase price at the close of escrow.

e. Any overbids shall offer to purchase the Property on a "as-is - where is" basis and shall contain no conditions, contingencies or addendum in addition to those contained in the

terms agreed to between Trustee and Buyer and presented to this Court.

f. All due diligence investigations shall be conducted prior to the sale hearing.

g. At the conclusion of the hearing on the Motion, the Court shall determine the highest and best offer for the Property, and the Trustee shall proceed to consummate the sale of the Property in accordance with such offer to the highest bidder without further notice to creditors or hearing before this Court.

h. The overbidder's deposit is non-refundable in the event that Court confirms the sale but, for any reason whatsoever, the overbidder fails to close the sale timely. The overbidding party will be bound by all of the terms of sale proposed in this Motion (as incorporated by reference in the sales contract) except as to price, without contingencies of any kind, including no financing or appraisal contingencies, and shall close the escrow no more than fourteen (14) days after the entry of the order approving the Motion, provided the Trustee can deliver the Property vacant. (See the terms of the Contract.)

i. The Trustee also proposes that the Court confirm a backup buyer so that, in the event that the successful overbidder does not close within fourteen (14) days after the entry of the order approving the Motion, the Trustee may retain the deposit of the original successful buyer as liquidated damages and sell the Property to the back-up buyer for the amount of such backup last bid.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 15030 Ventura Boulevard, Suite 527, Sherman Oaks, CA 91403.

A true and correct copy of the foregoing document entitled Notice of Sale of Estates Property will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner indicated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On July 31, 2023, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Dominic Afzali	westwlaw@gmail.com, r52997@notify.bestcase.com
Carolyn A Dye (TR)	trustee@cadye.com, c197@ecfcbis.com;atty@cadye.com
James Ficenec	james.ficenec@ndlf.com, alex.reel@ndlf.com
Chase Aleksander Stone	cstone@ecjlaw.com, aantonio@ecjlaw.com, dperez@ecjlaw.com
United States Trustee (LA)	ustpregion16.la.ecf@usdoj.gov
Timothy J. Yoo	TJY@lnbyg.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On July 31, 2023 I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

United States Bankruptcy Court	Thompson Falls, LLC	Portland Real Estate Investment Inc.
The Honorable Deborah J. Saltzman	9465 Wilshire Boulevard	P.O. Box 480975
United States Bankruptcy Judge	Suite 300	Los Angeles, CA 90048
255 E. Temple Street	Beverly Hills, CA 90212	
Suite 1634		
Los Angeles, CA 90012		

■ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY - N/A: Pursuant to Fed.R.Civ.P. 5 and/or controlling LBR, on _____, 2023, I arranged for service on the following person as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Dated: July 31, 2023

/s/ Karissa De La Trinidad
Karissa De La Trinidad

Additional Mailing Information:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** and
2. **SERVED BY UNITED STATES MAIL:**

Jorge Ramirez
5021 Topeka Drive
Tarzana, CA 91356

Mmurphy@ecjlaw.com
(Attorney for claimants)

Ed Akselrod
2377 Mulholland Hgwy. #197
Calabassas, CA 91302

Allan J. Sarkin, Esq.
Law Offices of Allan J. Sarkin
16060 Ventura Blvd Ste 110-1021
Encino, CA 91436

asarkinlaw@roadrunner.com

William S. Ho, managing member
C/O Thompson Falls LLC
9465 Wilshire Blvd. Ste. 300
Beverly Hills, CA 90212

Ray Tapia
7215 Canby Ave.
Reseda Ave. 91355

Allstate Lending Group Inc.
ATTN Michael Scannell
540 Corporate Place #B108
Monterey Park, CA 91754

Zinc Financial Group
2540 Corporate Place #B108
Monterey Park, CA 91754

Dominic Afzali
Westwood Law Center
1722 Westwood Blvd. Ste. 203
Los Angeles, CA 90024

Dominic Afzali
Law Offices of Dominic Afzali
5850 Canoga Ave. Fl 4
Woodland Hills, CA 91367-6554

Veronica M. Flores
Registered Agent for Thompson Falls, LLC
8939 S. Sepulveda Blvd.
Los Angeles, CA 90045

Metallic Blue Development, LLC
C/o Spiegel & Utera PC
8939 S. Sepulveda Blvd.
Los Angeles, CA 90045